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BAY MINETTE

THE COUNTY SEAT OF
BALDWIN COUNTY ALA.
AND ITS VICINITY



COMPLIMENTS OF THE
BAY MINETTE LAND COMPANY

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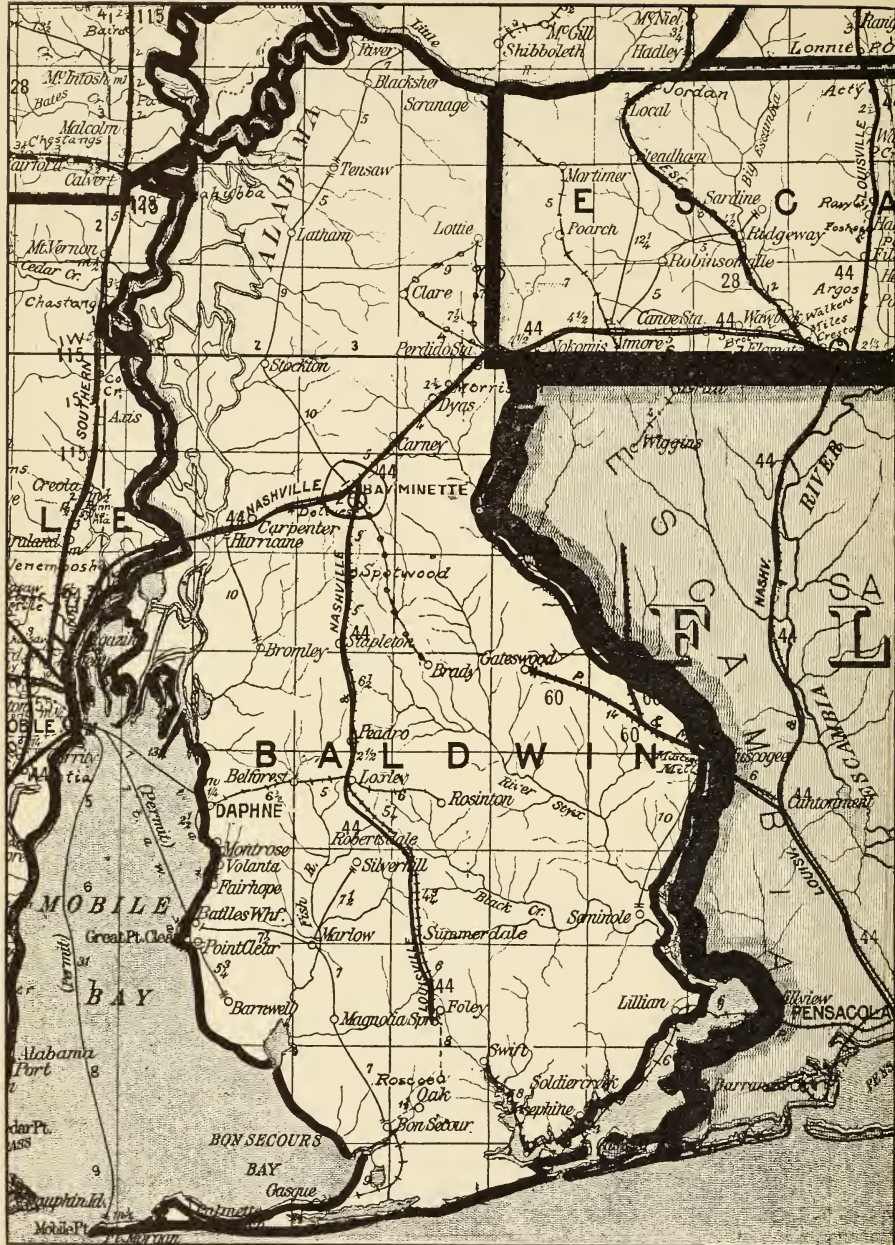


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MAP SHOWING THE LOCATION OF BAY MINETTE AND BALDWIN COUNTY
WITH RESPECT TO MOBILE AND PENSACOLA.

BAY MINETTE AND ITS VICINITY

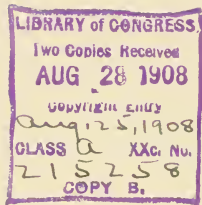
A brief description of the County Seat and surrounding
region of Baldwin County, Alabama, now rapidly
undergoing development from one of the
greatest timber sections of the
country into a prosperous
farming community.

ISSUED BY THE
BAY MINETTE LAND COMPANY
BAY MINETTE, ALA.

1908

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By

BAY MINETTE LAND COMPANY



RAILROAD STATION AT JUNCTION OF LOUISVILLE AND NASHVILLE AND THE FT. MORGAN RAILROADS,
BAY MINETTE, ALA.

BAY MINETTE AND VICINITY.

- To the seeker for a new home ;
- To the man who has worked for others, and now desires to work for himself ;
- To the farmer worn in body and purse in earning a living for himself and family out of poor and exhausted soil ;
- To the tiller of the soil in the North, with its unbearable winter cold, its late spring and killing frosts ;
- To the man of small means living in a community where the price of farming land is beyond his reach ;
- To the hillside farmer whose lands are year by year washed more and more bare ;
- To every one who, for any reason, looks for a new land, in which with renewed hope and energy he can rebuild his broken fortunes, or recover his shattered health, BALDWIN COUNTY, in the great State of Alabama, offers a hearty welcome and an unrivaled opportunity.

Location—

Baldwin County lies with its southern border on the Gulf of Mexico, and extends thence seventy-five miles to the north, with Perdido Bay and the western line of Florida bounding it on the east, and Mobile Bay and the Alabama River bounding it on the west. It is the more easterly of the two Alabama counties which border on the Gulf of Mexico. Its extreme width is about forty miles, and nowhere, except in the northernmost point, is it narrower than twenty miles in width. It is larger than the State of Rhode Island, nearly as large as Delaware. It has a healthy climate, without severe cold or unbearable heat,



VIEW OF COUNTY COURT HOUSE, THREE MILES STRAIGHT-AWAY.

and a diversity of fertile soils, without arid wastes or bare clay or rocky hills.

Elevation—

Although fronting on the Gulf of Mexico, and confined on the east and west for at least three-quarters of its length by the bays and rivers above named, Baldwin County has none of the characteristics generally peculiar to a coast country, except possibly the low lands in the extreme southern part. Riding or driving from the sea level at the south end of the county towards the north, one is conscious of a gradual rise, continuing as mile after mile is spun along, until the town of Bay Minette is reached, and from there on, still going north, there is as gentle and as gradual a fall in elevation until the Alabama River bottoms are reached in the northern end of the county. In the journey one of the greatest plateaus of the Southland has been passed over—stretching out some seventy-five miles north and south, and rising to an elevation at the town of Bay Minette of nearly five hundred feet. Bay Minette, with one possible exception, is the highest point on the line of the Louisville and Nashville Railroad south of Montgomery.

General Topography—

Although rising to so great a comparative elevation, the surface of this portion of the county is not rugged or hilly, as might be expected, except at rare intervals. The general surface of the country around Bay Minette is as level and rolling as the western prairies. Here and there a feeder to the bay reaches up into the tableland, making a crinkle long and narrow, through which the surface drainage water is carried off, but vexing the general aspect of the land scarcely at all. A bird's-eye photograph would show these feeders by comparison as



A BALDWIN COUNTY FARMHOUSE, NEAR BAY MINETTE, ALA.

small as the vein of a leaf. To the eye the country is level. There are no hillside farms, no rocky or clayey hills rising up or sloping down to confound the wisdom of the farmer as to how best to handle them so as to get some small profit out of them, or at least keep what little is put on them from being washed away.

Geological Formation—

The geological formation of Baldwin County is as unique as its history. Built up of alluvial soil on top of alluvial soil washed down from the upland portions of the State lying north, it has, in course of time, become an upland itself, but without rocky or crusty formations. Covered with wonderful forests of long-leaf yellow pine it stood for generations after the English settlements on the Atlantic Coast, a sort of debatable land between the Spanish and French settlements on the Gulf Coast to the east and west, through which men passed but in which few men then found invitation to settle. Within the past few years the pine forests have been cut away, and the lands opened for farming purposes, and thrifty and industrious settlers are coming in and prospering.

Climate—

Baldwin County is of the same latitude as the northern part of Florida, and shares its wonderful winter climate. It might be called a peninsula, around which the sea stretches its arms; with the Gulf to the south, and a bay coming up from the Gulf on two sides. In consequence, it has in winter a climate doubly guarded against low temperature by its southern latitude and its water-locked situation; and in summer the fierce heat, that would be expected on account of the latitude, is tempered



FARMHOUSE OF THE BAY MINETTE LAND COMPANY, NEAR BAY MINETTE, ALA.



RAILROAD AVENUE IN BAY MINETTE.

by the breezes which blow day and night from the Gulf and from the bays. As Baldwin is justly called the "midwinter garden," it might with as much aptness and truth be termed a "sea-tempered summer-land." The climate, winter and summer, is delightful. The winters are open and very mild, 40 degrees being a low temperature on the average. Snow and ice are practically unknown, and outdoor work is the practice the year round. In summer the temperature does not often pass above 90 degrees, but, because of the Gulf breezes, the higher temperatures that occasionally come are not depressing. Sun-stroke is unknown here.

The climate is one of the principal assets of the successful farmers in Baldwin—and there are many of them. It enables them to grow here in the winter season the summer produce of the soil of other sections and to sell it in those sections at their winter prices. In most sections the summer is the only growing season, and there the farmer must grow in summer the produce for both summer and winter use, and consume in winter what would have been the profit of the summer's work if the soil had not been barren in winter. In Baldwin each season can be made to care for the needs of the farmer in that season, so that the farmer here does not eat up in fall and winter his summer profit; and, further than that, each season, if the farmer is industrious and well informed, can be made to yield him a profit. It is this feature of the Baldwin County climate that makes the county the small farmer's paradise. He can get as much out of one acre here in the growing season of twelve months as he can out of three acres in other climates; and at the same time he takes only one-third the risk of total crop failure.

Health—

The air here is pure. Most country air is, but here it has a purity and freshness that comes from the sea, and there is no breeze so fresh and refreshing as a sea breeze. Here water is pure and plentiful, in springs and surface streams and in wells bored or sunk to a moderate depth. It is a soft, limpid water, pleasant to the taste and grateful to the body internally and externally. There is an abundance of "garden truck" fresh at all seasons, daily gathered by the consumer from his own land. This gives a variety and lack of staleness to the table that promotes and keeps a healthy appetite the year round. Every man here can keep a cow with very little cost for feeding her in the winter months, and no family need be without milk for table use. The temperature is not subject to extreme changes of heat or cold. The windows and the doors can, and frequently do, remain open the year round, keeping pure, fresh air in the house. These are arguments which lead to the theory, and establish the fact, that Baldwin is "God's country" for health. Some say that people never die here. Whether that is true, not a few have come here with more than a good reason for dying and found plenty of time to live, exponents of the healthfulness of Baldwin County, and have lived here profitably long after they should have been in their graves by all the rights of other climates. No man need hesitate to come to Baldwin on account of health. There are some men here with nothing but health, but these (and they are very few) are asleep to their opportunities. There are a great many men here with a great deal besides health, and they sleep and are wakeful in season. There are no men here with everything but health, and to all such elsewhere Baldwin County extends a most cordial welcome.



A GROVE IN TOWN.



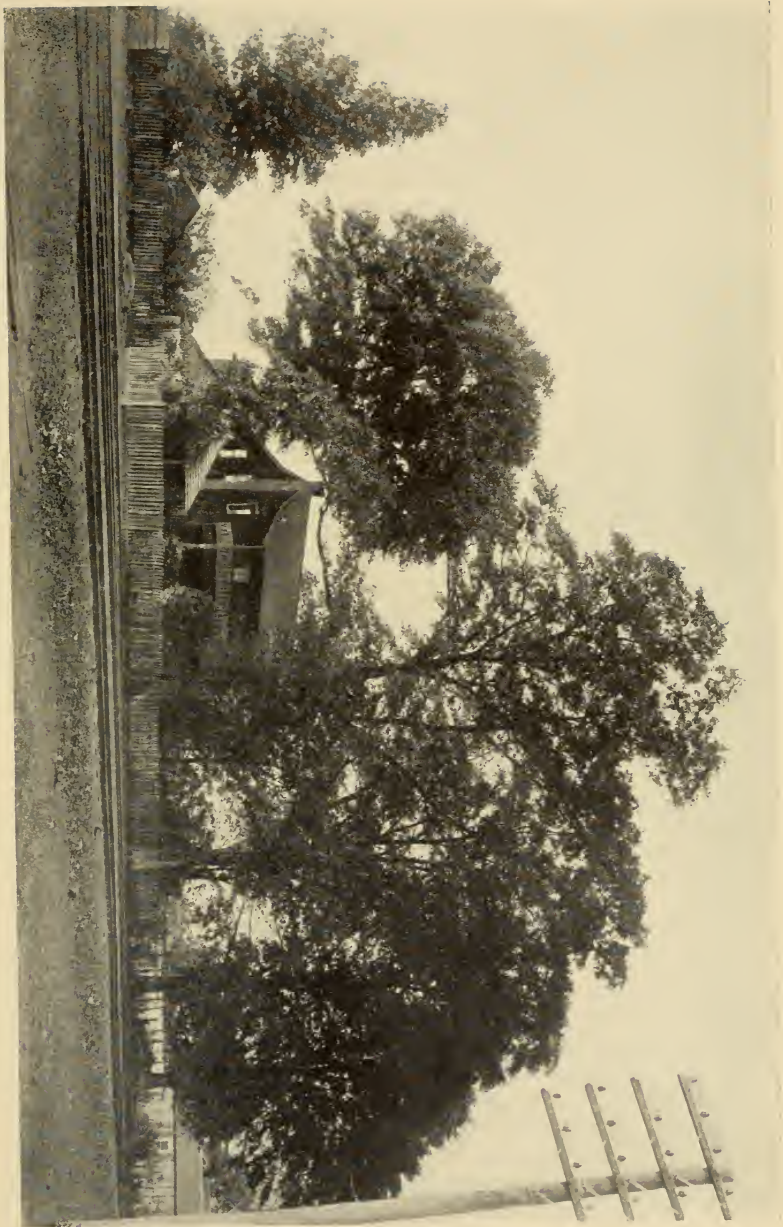
ANOTHER GROVE.

Rainfall and Sunshine—

Baldwin is neither a wet land nor a dry one. The United States Weather Bureau reports the average yearly rainfall in the county as about sixty inches, or an assumed monthly average of five inches. It is very rare that a crop failure occurs here from lack of rain, or from too much rain. In this particular we are very much like any other robust, hearty climate, and take the sun and the rain as they come and are very glad that they come as they do. We hardly think that anyone coming to Baldwin will attempt to modify the climate in that particular, or care to do so.

Soil—

Now we are getting to "rock bottom" in setting forth the advantages of Baldwin to the expectant farmer. The most that we can say of the soil is that it is a rich loam mixed with a light sand, and that underneath there is a good, convertible sub-soil of clay and sand mixed. It is a soil, in the first place, that is easily worked. This is a consideration, for work is the first thing that a farmer puts into his soil, and it is from work that he gets the most out of it. The soil is not only easily worked, but it readily retains a good condition. The loam and sand top-soil varies in depth from ten or twelve inches to eighteen or twenty-four inches. It also retains well the requisite moisture for plant food, but does not become wet or soggy, as it readily releases the moisture that it does not need. The sub-soil of mixed clay and sand gives the land a bottom to hold the fertilizer. By careful sub-soil plowing this sub-soil is itself readily converted into a plant-feeding soil. The sand mixed in the clay sub-soil prevents the latter from being impervious to water, and after a heavy rain-fall the surplus water in the top soil can gradually escape



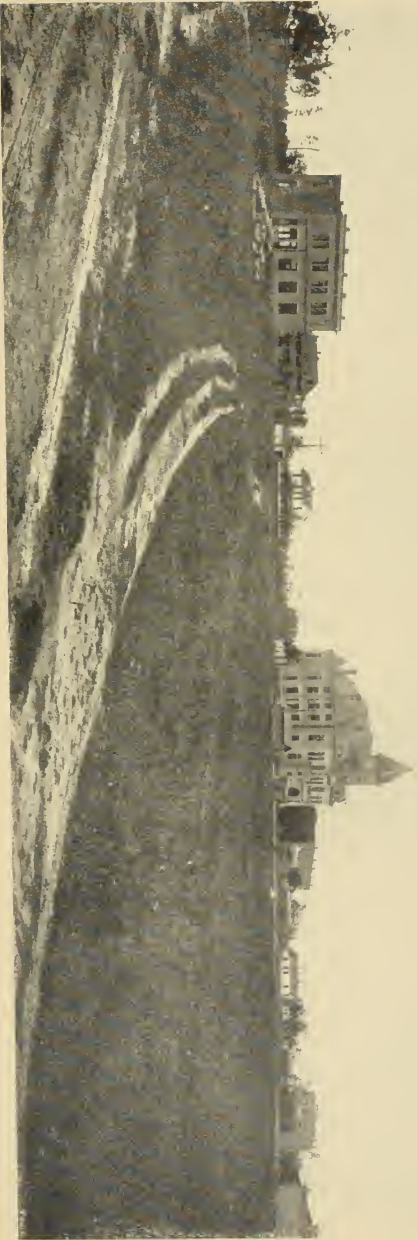
UNDER THE OAKS—AN OLD LANDMARK OF BAY MINETTE.

by filtration, instead of being restricted to surface drainage for its removal. There is no combination of soil and sub-soil more valuable to the farmer than this. There are no rocks or small stones mixed in the soils of Baldwin County. In consequence we have here no stone fences and no rock piles, and we do not have to spend a day's work getting the stones and rocks out of the way to do a day's plowing.

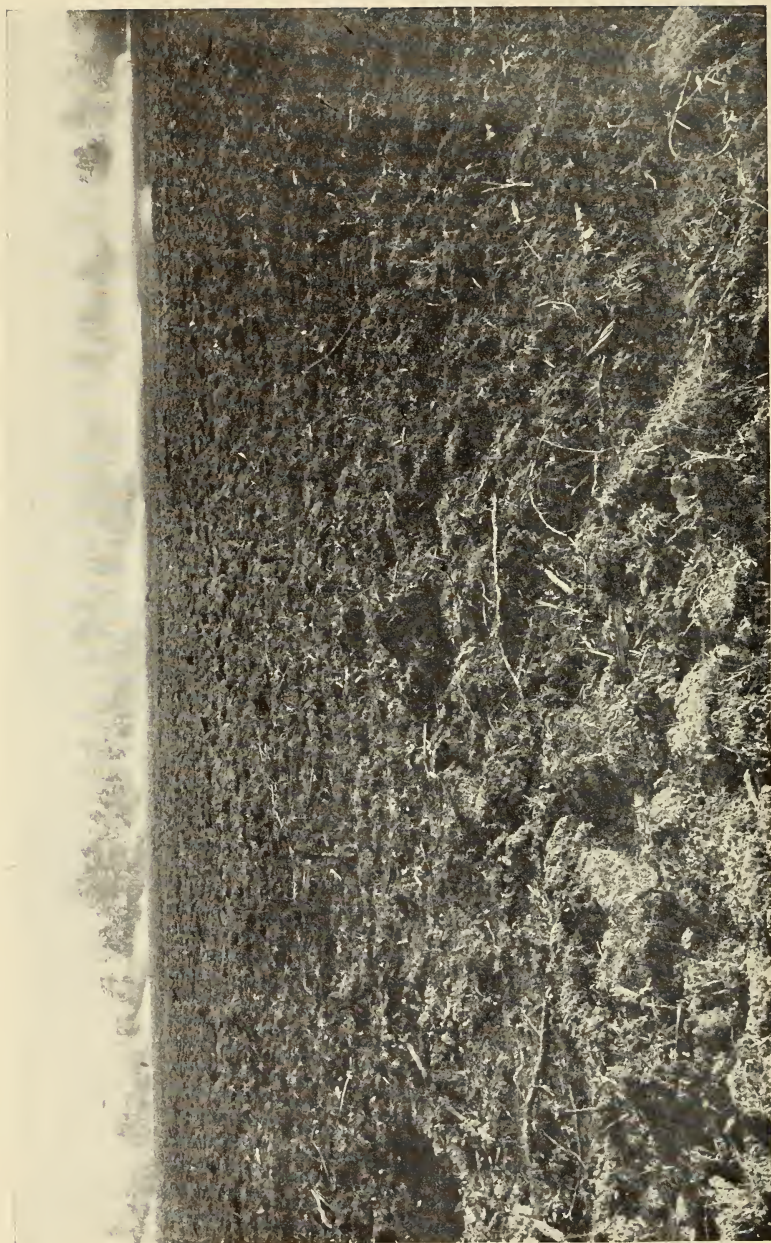
The soils of Baldwin are fertile. If a land, as well as a tree, is to be "judged by its fruits" the soils of Baldwin combine the best features of the soils of many sections, for there are few forms of vegetation that grow elsewhere at all that cannot be grown here with profit. As favorable as are the climate and soils of Baldwin, it must not be imagined that this is a land where the man without farming experience or the lazy man can live in idleness on the affluence of Nature. Knowledge is necessary, and energy in the application of knowledge, as much here as anywhere. For the farmer of industry and experience, or the man with the time, ability and energy to acquire knowledge in lines of new departure, the land lies dormant, rich in natural resources, awaiting its awakening into fruitful cultivation.

Crops—

After all is said, it is the crops that interest us and put dollars in our pockets, after putting food in our mouths; and it is the crops that are the real and final test of a country's climate and soil. Baldwin County luxuriates in crops, and all true Baldwinites are proud of them. They read like the catalogue of a county fair. Oats, hay, corn, rice, cotton, tobacco, sugarcane, peanuts, millet, buckwheat; all kinds of "garden truck," peas of all kinds, beans of all kinds, beets, sweet and Irish potatoes, radishes, snaps, cucumbers, onions, lettuce, carrots,



ACROSS LOTS TO THE COURT HOUSE.



BURNING STUMPS IN PLOWED NEW-GROUND, NEAR BAY MINETTE.

parsley, cauliflower, turnips, tomatoes, egg-plant, okra, cabbages, strawberries and berries of all kinds, canteloupes and melons of all kinds, pears, plums, grapes, pomegranates, figs, quinces, pecans, and many other varieties of fruit. Almost anything that you want, with few exceptions, will grow in Baldwin.

The following are some results realized by individual farmers in Baldwin, and the instances cited are by no means exceptional: Radishes raised in the winter months, selling for \$2.00 and upwards per crate, and more than fifty crates to the half-acre. From less than one-half acre of cucumbers \$175.00 was realized before the end of spring, and the land then planted in something else. One and a half acres of Irish potatoes bringing \$90.00, the same land then planted in cotton and a good price obtained for a fair yield of cotton. Early Irish potatoes selling for \$3.00 per bushel. From \$1.50 to \$3.75 per hamper (less than a bushel) for early beans. Snap beans bringing \$120.00 to the acre and the same land planted in cotton the same season. From early tomatoes \$500.00 to the acre. An average of 300 gallons of syrup from an acre of sugar-cane, selling at 40 to 50 cents per gallon, with a high-water mark of 800 gallons of syrup from an acre of cane. Sugar-cane has to be replanted every four or five years. Over \$100.00 an acre from Irish potatoes, the same land planted in cotton the same season and a yield of over \$50.00 to the acre from the cotton, without additional fertilizer.

Bay Minette, the County Seat—

Bay Minette and the country around it are on the roof of Baldwin County. They are at the summit of the great plateau of which we have spoken. The town is the county seat. Standing in the outskirts of the town and looking out into the country, no one would imagine the altitude, as there are no surrounding



SECOND STREET—A PRETTY RESIDENCE DISTRICT OF BAY MINETTE.

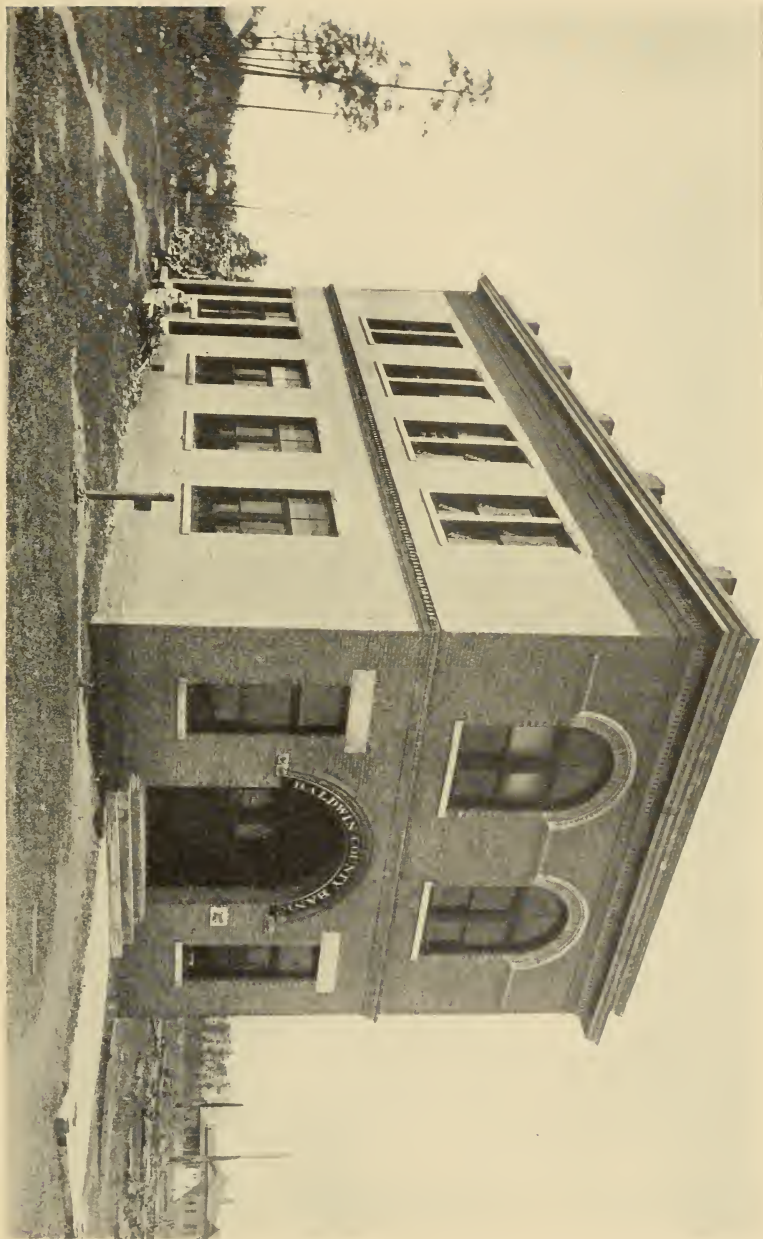


A RESIDENCE DISTRICT IN THE OLD TOWN, BAY MINETTE.

declivities by which to measure it. The lands are as level to the eye as in any part of the county, and in fact in driving in any direction there is very little, if any, appreciable decline. The town is a thrifty and growing place of some 1,200 people, built on the main line of the Louisville and Nashville Railroad, with churches, schools, stores, hotels, the county newspaper, a prosperous and strong bank that did not cease to make loans during the panic, and everything else that goes to the making of a country town, including a progressive class of citizens. The county Court House, a handsome brick building costing some \$40,000.00, with well fenced grounds occupying a block, stands in the centre of the town. It is shown on the cover of this pamphlet. In addition to the customary graded public school, there is just outside the town limits, on a tract of eighty acres of land, the Alabama Industrial College, which is under the guidance of the Alabama Conference of the Methodist Episcopal Church. The college will be opened in September, 1908. It has a large endowment. While it is called a college, its course of study is suited to children of all ages, from the beginner to the most advanced. Besides the usual academic branches, there will be instruction, to those desiring it, in the industrial arts and sciences and in agriculture. The college is open to white children of both sexes without reference to their church connections.

Bay Minette is not a manufacturing town to any extent as yet, but advantageous proposals will be made to any parties desiring to engage in manufacturing enterprises of any character in a wide-awake community which presents more than ordinarily favorable opportunities. All such parties are requested to communicate with the Secretary of the Commercial League of Bay Minette, or with the Manager of the Bay Minette Land Company. We have now one ice plant, and another under construction which is to be operated in connection with an

THE LEADING BANK OF BALDWIN COUNTY, AT BAY MINETTE.





THE PUBLISHING HOUSE OF THE BALDWIN "TIMES" AT BAY MINETTE—AN EIGHT-PAGE WEEKLY.

electric lighting plant. Wood-working plants of several kinds would find a splendid opening here, not only for the local trade, but the trade along the line of the Louisville and Nashville Railroad. A large brickyard would make money here. There is a fine opportunity for a pottery and earthenware plant. We invite inquiry regarding the advantages offered to manufacturing enterprises in many lines, without attempting to enumerate them all.

The country roads in the section around Bay Minette are unusually good, and very little work is required to maintain them in excellent condition, even in the wettest weather. They drain and dry themselves very quickly, and travel and hauling are never impeded by impassable country roads.

For the man who enjoys it there is, in season, hunting and fishing in abundance, quail, wild ducks and other wild fowl are plentiful, with deer and bear in the river swamps. The streams are full of fish of all varieties, while the Gulf is near enough to permit of expeditions for deep sea fishing.

To every man not a pioneer, whose expectations are not limited to the actual bodily needs of daily existence, but who is fired with the just ambition to lay something by for a future rainy day, the subject of markets and transportation facilities follows in natural sequence those of climate, soil and crops. At Bay Minette we have, as before said, the main line of the Louisville and Nashville Railroad, and also a branch line extending from the main line thirty-five miles to the south. With Mobile twenty-five miles to the south; with New Orleans and Pensacola within easy distance by rail; with the markets of the North open and eager for the produce of Baldwin County in the Fall, Winter and Spring months, there is no reason why the producer in Baldwin should not find a market for all he can raise.



THE PRESBYTERIAN CHURCH.
ONE OF THE NUMEROUS CHURCHES AT BAY MINETTE.



THE GRADED PUBLIC SCHOOL, AT BAY MINETTE.

The Farmers' Union, composed of the farmers in the territory around Bay Minette, is actively engaged in advancing and safeguarding the interests of the farmers in every way. It is a strong organization, and is earnestly and intelligently at work. They have plans for the erection of a canning factory this Fall, to be owned and operated by the farmers themselves on a co-operative basis. This will supply ready disposition for any surplus produce that might be raised, and will lend courage to the farmer to plant for the greediest market, knowing that when the market is glutted he can divert his produce to the cannery. They are also formulating plans for the erection in the near future of a cane grinding mill for the making of sugar-cane syrup, and, possibly, at some future day, for the manufacture of sugar itself. The selling committee of this organization should be an efficient aid in disposing of the produce of the small farmer, by enabling him in shipping to lump his produce with that of others, and thus secure for all the advantages in price and freight rates of large consignments.

Considering as a whole this section of Baldwin County, around the town of Bay Minette, we think there are few other sections where intelligent, industrious poverty can so readily change itself into independent competency.

The Baldwin County Fair and Racing Association.

This is an organization of the farmers and business men of Baldwin County, incorporated to promote the interests of its members individually and of the county at large; to inculcate and stimulate the more progressive and profitable methods and branches of agriculture among themselves; to incite a friendly rivalry and a judicious comparison of means and results; to raise the standards of live stock breeding;

and to demonstrate to the outside world the superior opportunities presented by Baldwin County as a farming community.

The stock of this association, in small allotments at \$5.00 per share, is widely distributed among the farmers and business men of the county, so that it is distinctly an association of the people at large, and not an organization of a few men of capital who control it for private advantage and profit. It is earnestly hoped that it will be only a short time until every farmer in the county will have the interest of part ownership in this association.

The grounds and buildings of this association are to be located at Bay Minette, where the yearly fair will be held each Fall.

Tobacco Soils.

In speaking of the soils of Baldwin County thus far, we have confined ourselves to those characteristics of the soil upon which stress is usually laid for the common agricultural pursuits.

We now take up a type of the soils existing around Bay Minette, which is specially adapted to an unusual and unusually profitable branch of farming, that of raising under shade the Sumatra leaf cigar wrapper tobacco, and growing in the sun the Havana cigar filler tobacco. From the earliest systematic cultivation of the soil in Baldwin there has never been a doubt that tobacco would grow here successfully, but heretofore the growth has been spasmodic in character and confined almost entirely to home consumption. This was identically the condition in Decatur County, Georgia, and Gadsden County, Florida, until a few years ago. An effort had been made in those counties to produce



ONE OF THE DRUG STORES OF BAY MINETTE.



A CORNER STORE OF BAY MINETTE.

a cigar wrapper tobacco to successfully compete with the tobacco raised for this use in the tropical island of Sumatra. Seeds obtained from Sumatra were planted, but the effort seemed to be on the verge of failure, when some agricultural genius conceived the plan of growing this Sumatra tobacco under shade. From the time of the adoption of this plan the movement in Georgia and Florida has gone on with greater success and profit each year, until for the 1907 crop of Sumatra leaf the farmers got from 95 cents to \$1.25 per pound gross. This Florida grown Sumatra leaf wrapper has taken first prizes over the Sumatra grown article, and over the Cuban wrapper leaf at more than one world exposition. As a tribute to the quality of this American tobacco leaf, the Cuban Government has imposed an import duty on it of some \$4.00 per pound. To protect the American growers against the cheap labor of Sumatra, the U. S. Government has placed a tax on all tobacco imported from Sumatra of some \$2.00 per pound. The following are typical instances of returns realized from the growth of the Sumatra leaf in west Florida, in 1907:

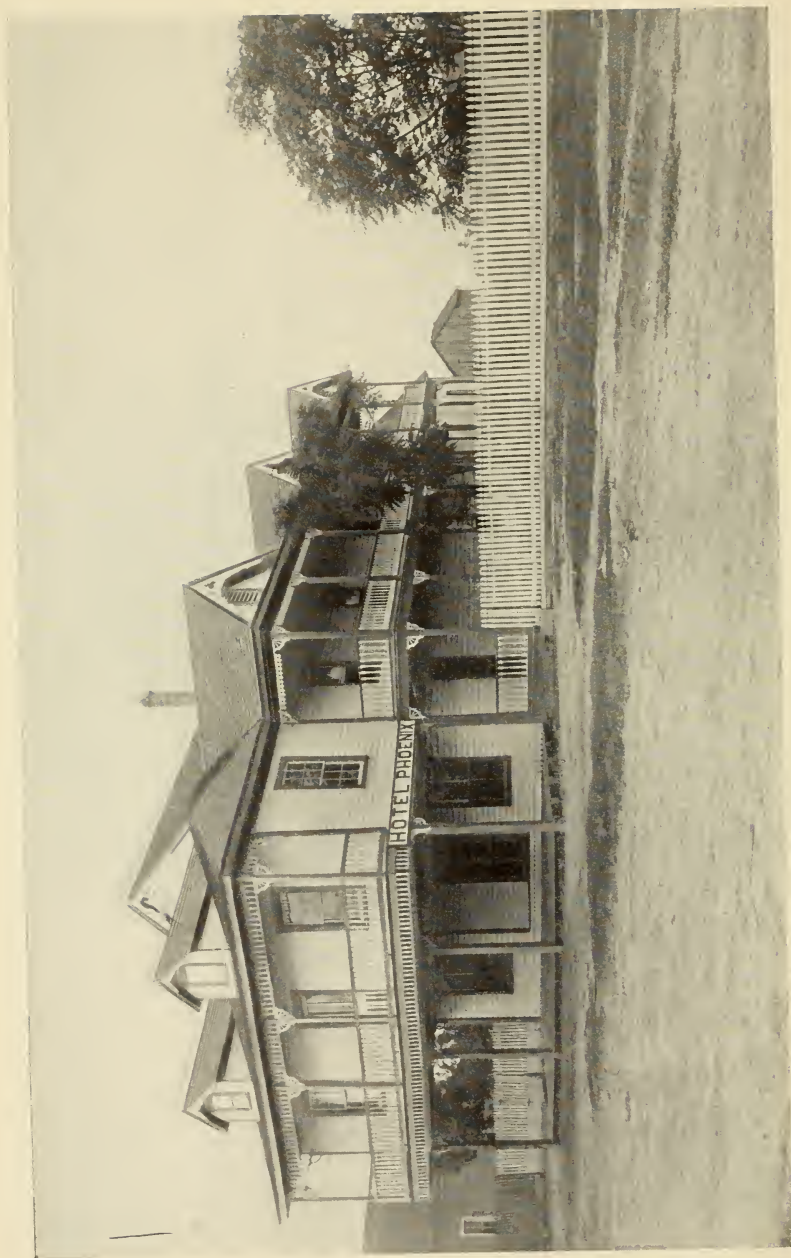
J. T. Davis, Mount Pleasant.....	\$30,000.00	from 23	acres.
M. E. Clark, Jupiter.....	5,567.20	“ 3½	“
D. W. Hinson, Hinson.....	28,000.00	“ 20	“
Roy Smith, Quincy.....	5,035.00	“ 2	“
W. C. Blount, Edwards.....	1,872.00	“ 1	acre.
Mrs. Sydney Fletcher, Greensboro	1,800.00	“ 1	“

Numerous other instances might be cited and proved where more than \$1,000.00 per acre has been received.

The cultivation of this Sumatra leaf involves a considerable outlay of money the first year. The construction of the shades costs from \$200.00 to \$300.00 per acre, but once

TRAMMELL HOUSE, BAY NINETTE.





HOTEL PHOENIX, BAY MINETTE.

properly erected the shades will last some five or six years. If the land shaded is to be irrigated this will make the initial cost still greater. There should be at least 100% profit in the first year's crop, and the greatest part of the first year's expenses is represented in improvements that will be permanent, which will of course bring the average yearly expense to a comparatively small percentage.

The Havana filler tobacco, while not as profitable as the Sumatra leaf, does not involve any larger initial expense than does the cultivation of any other sun grown tobacco, and yet pays very handsomely. As high as \$400.00 per acre has been returned from the Havana sun grown tobacco in a season. From \$200.00 to \$300.00 would be less than a fair average.

The reports of the Bureau of Soils of the U. S. Department of Agriculture show that the lands on which these tobaccos are so successfully raised in Florida and Georgia, have one or the other of the three following soils, which are valuable for this growth in the order named: The Norfolk fine, sandy loam, the Gadsden sand, and the Orangeburg sandy loam. Comparison and analysis, as well as the reports of the Government's experts on soils, show that we have large areas around Bay Minette of the Norfolk fine, sandy loam—demonstrated to be the best soil for the growth of these tobaccos—together with a considerable quantity of the Orangeburg sandy loam. The climatic conditions here are the same as in the other two counties above named, the soils are the same, the indigenous vegetation is the same; and so there is no escape from the conclusion that these very profitable tobaccos can be grown as well and as profitably here as there. Some of the farmers of Baldwin are this season (1908) planting the Havana



RESIDENCE OF MRS. MATTIE HAND, SECOND STREET, BAY MINETTE.



RESIDENCE OF MRS. WM. C. DINWIDDIE, HAND AVENUE, BAY MINETTE.

sun grown tobacco, and there are one or two companies putting in some of the Sumatra leaf.

By reason of the immense profit realized from the growth of these tobaccos, the prices of suitable lands have increased proportionately in the Florida and Georgia territory, until they are now practically prohibitory, except to organized companies or individuals of considerable capital. Whereas, the lands of similar character here have not had their cost enhanced, and can be secured now at low prices, on easy terms.

The lands of the Bay Minette Land Company, which we are now offering for sale, lie immediately around, and also at varying distances from, the town of Bay Minette, and are all on the elevated plateau. These lands have been selected because of their suitability for farming. The soil is as good as in any part of the county, and generally is much better than the average land in the county. In general it corresponds very accurately to the description of the soil of Baldwin previously given, having the same characteristics of top-soil and sub-soil. Our lands are *level* and rolling—*not hilly or rough*. They drain well and therefore are not “craw-fishy” and wet, but retain enough moisture for the growth of vegetation through the longest dry periods that we have here. Being in the elevated portion of the county, their summer climate is much more pleasant than in lower lying sections, as they get the full benefit of the Gulf breezes. They have also the advantage of near accessibility to the county seat, with its shipping and other facilities, schools, churches, stores, etc., being the only lands offered for sale in this area of the county in any sufficient acreage to permit of discriminating selection. We are offering them for sale in tracts of any desired acreage, large or small, with the guarantee to every purchaser of ingress and egress by good roads to and from his land. Our

subdivisions are regular and uniform, and are themselves capable of being subdivided where desired, as we are following the lines of original U. S. Government survey. Where two or more purchasers from the same neighborhood desire to be located together, we will have no trouble in accommodating them, regardless of the sized tracts desired, and we desire, when possible, to encourage these neighborhood settlements on account of the numerous advantages to the purchasers. The choice between different locations of land is confined to nearness to or distance from the town of Bay Minette, rather than to any difference in soils, elevation, drainage, etc., of the land itself; as in these latter particulars there is very little choice. Our schedule of prices, therefore, varies principally according to the distance from the county seat; the nearer the town, the more valuable the land for that single reason alone, other things being equal. Parties preferring to live in, or immediately on the outskirts of, the town, will reasonably expect to pay a higher price for land than those who buy at a greater distance. To the average farmer a distance of five, six or seven miles from town is no disadvantage, and for such we are now opening up a body of land lying from five to seven miles from Bay Minette and from one to three miles from the Ft. Morgan Railroad, which we are putting on the market at \$10.00 per acre on easy payments. In the matter of payments we have our regular terms, which are one-fourth cash, and balance in three equal annual instalments, with 8% interest on all deferred payments, that being the regular legal rate in the State of Alabama; but at the same time we desire to accommodate our terms as far as possible to the convenience and needs of the individual purchaser, and to give him all necessary accommodation in terms that may be desired. We have large bodies of land nearer the town, some, which we will sell at from \$25.00 to \$30.00 an acre, within from one to two



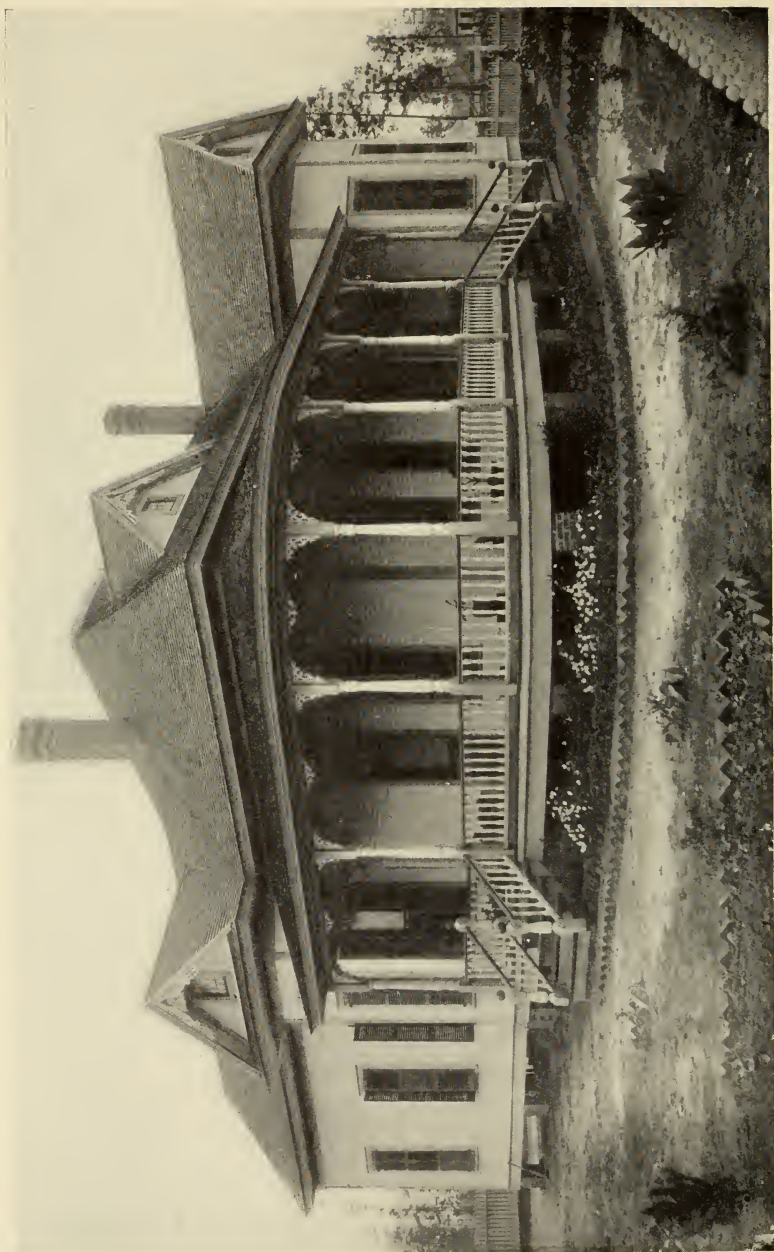
LOOKING DOWN HOYLE AVENUE TO THE STATION AT BAY MINETTE.

miles of the centre of the town, on easy terms. We also have for sale very desirable business and residence lots in the town, which we will sell at very reasonable prices. To such purchasers as desire it, and whose cash payments are large enough to justify, we will advance money for improvements of one kind and another, on their land, such as the clearing of land, when needed, erection of buildings, &c. We are willing and desirous at all times to do all that we can in the reasonable interests of those who buy from us, as we recognize that the prosperity of the community is dependent upon the condition of its individual members; so that our interest in those who buy from us will not end as soon as their lands are paid for, but we shall try, as far as may be acceptable, to work with and for them in aiding to build up the prosperity of this entire section of the county.

We invite letters of inquiry on any line of information desired, and assure those who may be interested that their letters will receive prompt, careful and courteous attention. In this pamphlet our effort has been to set forth some of the advantages of this section of the country, truthfully and in candor, with the intention of underestimating rather than of exaggerating, and the same purpose will actuate us in writing to those from whom this pamphlet may bring inquiry.

We extend an invitation to all interested parties to come to Bay Minette to see for themselves, and we do this in the confidence that investigation will fully justify your expectations.

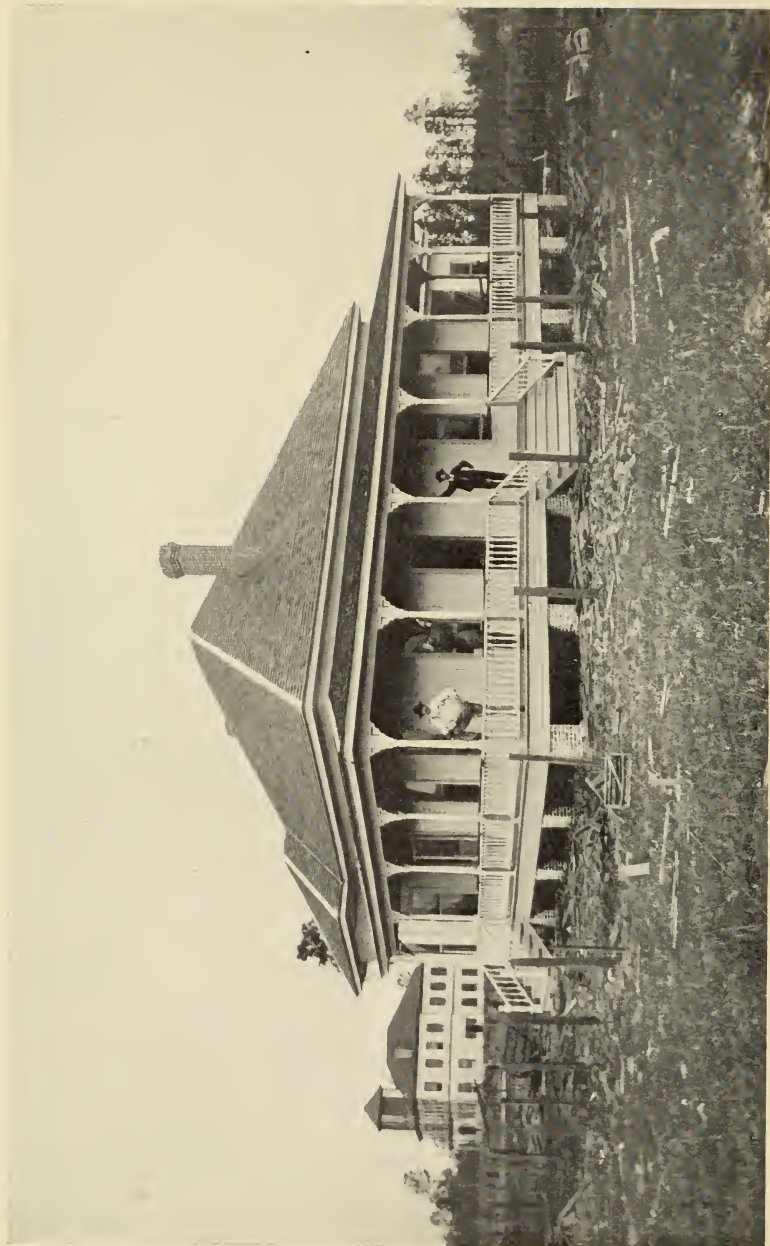
BAY MINETTE LAND COMPANY,
Bay Minette, Baldwin County,
Alabama.



ANOTHER PRETTY RESIDENCE ON HAND AVENUE, BAY MINETTE.



A SPECIMEN COTTAGE ON SECOND STREET, BAY MINETTE.



A COMFORTABLE HOME ON HALL AVENUE, BAY MINETTE, JUST FINISHING.



ANOTHER NEAT HOUSE NEARING COMPLETION IN A NEW QUARTER OF BAY MINETTE.

I moved to Baldwin County, Alabama, about a year and a half ago, from Geauga County, Ohio, and have found the climate to be all that anyone could desire. I have not spent a single penny for doctor's bills. Many people from different parts of the country have come here in poor health, and have been greatly benefited, some entirely cured. The winters are short, mild and pleasant, and the summer heat is not as extreme as in the northern States. As to the conditions of the soil; I have not given farming the attention I should have done, devoting most of my time to public works, but from what I have experienced in the line of farming, I find that with right treatment and proper cultivation this soil will produce as large a crop as much of the land in the North and Middle States, but the soil alone will not produce much unless you give it some fertilizer. I am convinced that this soil can be enriched by planting for fertilizing purposes such crops as cow peas and velvet beans and turn them under, then we can raise all kinds of crops successfully without the use of much commercial fertilizer. Two and three crops can be raised on the same ground in one season. A crop failure in a land of single crops means the loss of a whole year. There are excellent opportunities here for those wanting to farm. This is the place for a man of small means. He can do more on a smaller acreage and at less cost and expense than in the North. For the farmer, the stock raiser, the fruit and vegetable grower this is the place. The farmer, as stated above, avoids the cold weather of the North. The stock raiser will have pure water and abundant grass for his stock. I had a few head of cattle running out all winter, did not feed them anything, and they were in better shape than my cattle had been in the North, where I had to feed them from five to six months in the year. To the fruit grower this country has shown its adaptabilities. Figs grow easily and with little care here. Plums are

indigenous and offer great inducements for commercial planting. I have a few trees that are loaded with fruit. Pears do remarkably well here. Nuts, such as pecans and English walnuts, are grown here. I know of a pecan tree in my neighborhood that bore \$17.00 worth of nuts in one season. I have set out 100 pecan trees this spring. Have one young tree that grew 29 inches in height this spring. Have an elderberry sprout that grew 6 feet 6 inches this spring. I never saw trees grow as fast in the North as they do down here. Strawberries, blackberries and dewberries are adapted to this country. They have become the most profitable shipping fruits. Some garden vegetables can be grown every month in the year. I believe in the course of a few years the South will need no advertising to bring in settlers, and that Baldwin County will be the garden spot of the South. Poultry does remarkably well here. In conclusion, I will say, come to the South where you do not have to feed your cattle five to six months in the year, and where a man of small means can shape himself up to live as independent as the moneyed man of the North. To be convinced of the truth of this letter, come and see for yourself.

E. N. BEACHY.

Bay Minette, Baldwin County, Ala.,
April 16th, 1908.

I was born and raised in Baldwin County, Alabama, and feel that too much cannot be said in her behalf. I have lived in several other counties, and I am sure that Baldwin is far superior to any of the others. The climate in winter is very mild. We hardly ever have any severe freezes. Some vegetables can be grown the year round. Our summer months are not as hot as in the North, as we have the Gulf breeze that cools the atmosphere, and we seldom ever hear of sun-strokes here as in the



AMONG THE PECAN TREES—THE FARM HOME OF W. H. BYRNE, NEAR BAY MINETTE.

North. Our soils are suitable and productive of almost anything that one could wish to grow ; corn, cotton, sweet and Irish potatoes, sugar cane, rice and vegetables of all kinds do well here. Of course we have to use some commercial fertilizer or barnyard manure, which greatly helps the yield. Stock of all kinds do well here. We seldom ever have to keep up and house our stock during the winter. There are several large stock owners in Baldwin County who drive up their cattle in the spring, mark and brand the increase and turn them out on the range until the next spring. Sheep also do well here. They are treated about as the cattle are, but instead of branding the sheep they shear them and mark the lambs. Our water is all that could be desired. Flowing springs and streams abound throughout the county. Good, cool, healthy water can be had at small cost anywhere by digging or boring for it, the depth ranging from 20 to 50 feet. The soil here is very much adapted to the growth of pecans. I have some 300 trees, some of which have been bearing several years, and the nuts are superior, both in size and flavor, to any I have seen from elsewhere.

Bay Minette, Ala.,

W. H. BYRNE.

April 20, 1908.

I have been in 13 or 14 States of the Union, and taking everything into consideration, I like it here the best of any place I have ever lived. We have a fine climate here and good pure water. The soil is a dark sandy loam, with clay sub-soil, which if properly handled will produce anything a person would want to grow. I have at this writing (April 16, 1908) almost every variety of garden truck that you could name and growing thrifty and nice. Have had onions, radishes, strawberries and collards to use over a month, besides small fruit, grapes, black-cap raspberries, wine-plant currants, apricots, pears, peaches

and plums; 20 or 25 different varieties of apples that I set out since I came and they are all doing fine. We came to Alabama three years ago and bought a piece of land one mile south of Bay Minette, the County Seat of Baldwin County. Bay Minette has every prospect of making one of the finest little towns in the South, and I would just state that we have come to stay and make this our future home. Sun strokes are unknown here, for the heat of the summer is fanned away by the breeze from the Gulf. We also have good markets here, and last, but not least, the best people in the world, kind-hearted, clever and sociable. The land is generally level with a gentle slope south toward the Gulf.

WILLIAM SPENCER.

Bay Minette, Baldwin County,

April 16, 1908.

I came to Baldwin County in 1897, from Crete, Ill., and have lived here ever since. I have returned to the North several times for short visits. I have been farming here and like the climate, both winter and summer. In the North I have lost horses from sun-stroke in summer, and the heat there has at times prevented work on my farm from going on for a day or so at a time. Nothing of the kind has ever happened here. We do not have sun-strokes. I have never heard of an instance of sun-stroke here. The winter climate here is delightful. Cold weather is practically unknown. I have had lettuce and radishes, raised right here, all last winter. I ate ripe strawberries, raised on my place, at Christmas, 1907. I have been eating new Irish potatoes from my own garden since January 1st, 1908. These would have sold in Chicago this winter at about \$8.00 a barrel, I am advised. Any intelligent farmer can raise here all the year round all the garden produce he can use and sell. I am living here on account of the climate, and do not raise more

than I need for my own use. I have a near neighbor who made, I know, out of truck on one-quarter of an acre \$132.00 in 1907. The climate here is fine the year round, and if the farmers in the North knew all the truth about this country, many more of them would come down here. The soil is good, there is no doubt about that. Live stock does well here and can be raised much cheaper than in the North.

ERNEST RINNE.

Bay Minette, Baldwin County, Ala.,
April 25, 1908.

I have been farming in Baldwin County, Ala., five years. I came here from Monroe County, Ala. The soil here is as good on the average as it is anywhere that I know of, and is suited for all kinds of crops and trucking. I have raised a bale of cotton to the acre some seasons, and my cotton would average something over three-fourths of a bale to the acre since I have been here, with about 500 pounds of fertilizer to the acre. I raise from 100 to 120 bushels of Irish potatoes to the acre, and from 150 to 200 bushels of sweet potatoes. The land is level and rolling, but not hilly or rough, and does not wash. There is a good clay and sand sub-soil, which is easily worked into a plant feeding soil. I like the climate here very much. There is no winter cold to speak of, and the summers in Baldwin are more pleasant, on account of the steady breeze, than further north in Alabama. The water is pure and good and plentiful. We have had no sickness in my family at all since we have been here. There is no malaria here. We can raise from two to three crops a year on the same land, and cultivate the ground the year round. Altogether I would rather farm in Baldwin County than anywhere I know of. I like it better than any place I have ever lived.

C. E. GARRETT

Bay Minette, Baldwin County, Ala.,
May 22, 1908.

I came to Baldwin County February 26, 1907, and had only enough money to pay all my expenses, having only one acre under fence, but had bought 111 acres of land before I moved here. I came here with the intention of farming and have not changed my mind. I have never before in my life seen clover grow as it does here, and, in fact, all kinds of crops. I have 13 acres in corn this year and it looks fine. I also have an acre of Irish potatoes, which we have begun to dig to-day, and which I figure will give me 120 bushels, which I have contracted to sell at \$1.25 a bushel. I am also going to make a hay crop and another potato crop this season on the same ground. I think this country is the place for a poor man. I also have a fine yield of velvet beans, sugar cane, sweet potatoes, canteloupes, melons, and also had plenty of all kinds of garden vegetables in February and March when we heard that roads were drifted with snow in the north part of Ohio where I came from. We are all more than pleased with the country. We built us a new house and barn and hen house, and bought stock, hogs and cattle. I have now 7 head of cattle, 9 hogs, 3 head of horses, 6 goats, and have paid for all. I think this is one of the healthiest countries I have ever seen. We have good water, and for fruit I have never seen its equal, such as figs, grapes, plums, pears, and all kinds of nuts. You will be astonished at the different kinds that are raised here, and you can be raising crops here when you would be chopping wood in Ohio. I can also say to anyone in the North that they will never find the heat a drawback in this country; as so many of them think it is too hot for white people to live. It is not as hot as in the North. We also have plenty of rain here. I have never seen it here that things did not grow if people only plant them. I hope people will take advantage of the inducements offered, and I would kindly

invite any who desire to see this country to come and be convinced.

J. J. GLICK.

Bay Minette, Baldwin County, Ala.,

May 22, 1908.

I came here March 22nd, 1905, from Coshocton, Ohio, and bought 120 acres about 2 miles south of Bay Minette. I am well pleased with this country. The climate summer and winter is fine. There is no cold weather in winter to speak of, and in summer the highest the heat has been was 96 degrees, and then in the shade it is very much more comfortable than it is in the North at that temperature. There is always a steady breeze in summer, day and night. The nights here are always cool. We have had as good health here as we had in the North. There is plenty of good pure water. The country is level, with roll to give right drainage. After new ground is gotten into condition, the soil is as good as can be gotten anywhere for the price, in my opinion. I have raised corn, oats, Irish and sweet potatoes, cucumbers, melons, peas and beans, sugar-cane, garden stuff of all kinds, and they all do well here. I know of a great many other things that have been raised successfully by other farmers. Two to three crops a year can be grown on the same ground, profitably, if the proper crops are selected. We farm here the year round. Altogether I am glad that I moved here, and am entirely satisfied, and would not hesitate to advise any intelligent, industrious man to come here to live.

LEWIS SCHUMACHER.

Bay Minette, Ala.,

May 25, 1908.

I have farmed here for the past six years. Our climate is unsurpassed anywhere, either summer or winter. Our free-stone water is as pure as pure can be. A healthier country I have never seen, and I am familiar with nearly all the United States. This is Nature's great sanatorium. Our soil is especially adapted to the raising of vegetables of all kinds. Many varieties thrive finely all the winter through. Many varieties of fruits do wonderfully well here—notably the Satsuma orange, Japanese persimmons, figs, plums and grapes. Berries do splendidly here. All fruits, berries and vegetables have a flavor unsurpassed anywhere. I have raised as fine corn, oats, rice and potatoes as I ever saw grow in any country. Cotton does extremely well here. Melons of all kinds have a flavor which surpasses anything raised north of here. Pecan and walnut trees thrive finely here. This is a splendid stock and dairy country, with a home market for all the product with the best of prices. In fact, this country offers more inducements for immigration than any country I have ever seen, and I have seen all the entire Central West, as well as all the West, Northwest and Southwest develop from a wild country into what is to-day—unsurpassed in the whole world. This Southland is destined to be the wealthiest portion of the United States, is my humble judgment, because Nature has done a thousand times as much for this country as for any portion of the North or West. All this country needs is an introduction of new blood from the North and West, with its push and energy. All I have said I can prove to the satisfaction of the most skeptical, and if more is needed I am here to answer questions or show up if called upon to do so.

JOHN M. GREEN.

Bay Minette, Ala.
April, 26, 1908.

OAT FIELD AND FARMHOUSE—RESIDENCE OF LEWIS SCHUMACHER, NEAR BAY MINETTE.



We have a good healthy country, and a very mild climate. A man can raise most anything in the trucking line, such as Irish potatoes, cabbage, onions, lettuce, carrots, spinach, cucumbers, squash, English peas, watermelons, canteloupes, sweet potatoes, sugar-cane, corn, cotton, turnips and rutabagas, snap beans. You can raise two crops of Irish potatoes in one season. You can plant oats and follow with cotton or sweet potatoes. We have splendid water, wells, pumps, streams and flowing springs. You can grow vegetables the year round. You can grow good cotton and corn with 600 pounds of fertilizer to the acre. I am a native of this county, am going on 51 years old, and my father and mother are both living.

CHAS. E. STEWART.

Bay Minette, Baldwin County, Ala.

April 24, 1908.

I realized some \$300.00 from one acre in strawberries this spring, with a rainy season, selling them on the home market.

R. C. WARR.

Bay Minette, Ala.

May 19th, 1908.

I raised 100 bushels of sweet potatoes from one-half acre.

MARTIN THOMAS.

Bay Minette, Ala.

May 1, 1908.

I raise from 125 to 150 bushels of Irish potatoes to the acre.

T. J. BOOKER.

Bay Minette, Ala.

May 19th, 1908.

I make from 400 to 600 gallons of syrup from an acre of sugar cane, selling for from 50 to 60 cents per gallon, with about 1,000 pounds of fertilizer to the acre. I replant my cane every three years.

FRED THOMPSON.

Bay Minette, Ala.

May 20th, 1908.

The climate and water of Baldwin County is all that anyone could wish for, and the heat in summer is not nearly as oppressive as in the North. I came here ten years ago. Had been suffering for a number of years with stomach trouble, and also had hay fever every summer so bad I could not lie down at night. Since coming here I have been entirely free from it, and can digest anything from a gopher to a Baldwin County steer. I consider the land around Bay Minette as good as any in the county. Most of it a sandy loam with a good clay subsoil and will retain moisture in the dryest season, if properly worked. It is well adapted for trucking, and also for raising small fruits, such as strawberries, grapes, figs, canteloupes, &c. Under proper care cotton will make a bale to the acre. With the exception of cotton, two crops can be made on the same ground in one year. I raise 125 bushels of Irish potatoes to the acre.

CHAS. E. AYLIN.

Bay Minette, Ala.

May 1, 1908.

I have lived in seven of the Alabama counties, and have lived in Baldwin County the past seven or eight years. Fertilizer pays better here than anywhere I have ever farmed. I made \$59.00 from sweet potatoes on one-eighth

of an acre last summer; sold them at \$1.50 per bushel. I have averaged 200 bushels of sweet potatoes to the acre here. I raise from 125 to 175 bushels of Irish potatoes to the acre. I use from 400 to 500 pounds of commercial fertilizer to the acre. I have raised a bale of cotton and upward to the acre the past three years.

J. W. HENDRIX.

Bay Minette, Ala.

May 20th, 1908.

I raise a bale of cotton to the acre in good seasons, with 300 to 400 pounds of fertilizer.

BUD JONES.

Bay Minette, Ala.

May 20th, 1908.

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